

CHURCH LANE

WORPLESDON • GUILDFORD

YARDFIELD HOUSE

CHURCH LANE, WORPLESDON, GUILDFORD, SURREY, GU3 3RU

Tucked away in the corner of Church Lane, a desirable private road in the village of Worplesdon, this attractive detached family home occupies a wonderful plot of just under 1.5 acres and offers generous, well-balanced accommodation that has evolved over time to create a highly practical and comfortable modern home. Originally dating from the 1970s, the property has been thoughtfully extended and refurbished and now provides substantial living space ideally suited to family life, entertaining and multi-generational living.

The ground floor offers an excellent flow of reception space with rooms of generous proportions enjoying lovely views across the gardens. A triple-aspect drawing room forms an impressive principal reception room, filled with natural light and providing a calm outlook over the surrounding grounds. This leads through to a formal dining room which connects beautifully with the rest of the living areas, creating a natural progression of spaces for both everyday living and larger gatherings.

At the heart of the home is a particularly attractive kitchen/breakfast room fitted with classic shaker style units and centred around an AGA. The kitchen opens into a stunning garden room which was added in 2021 and has quickly become a key feature of the house. With underfloor heating, air conditioning and wide bi-fold doors opening onto the terrace, this light-filled space provides a seamless transition between the house and garden, creating a wonderful indoor-outdoor feel during the warmer months. The terrace extends directly from the room on a single level, making it ideal for entertaining and family dining. From the kitchen there is also access to a comfortable television snug with log burner, and a large utility room with its own side entrance, extensive storage and space for laundry appliances and additional refrigeration.

To the front of the house there is a separate study providing a quiet space for working from home. In addition, the ground floor also features a spacious double bedroom with an ensuite shower room, offering excellent flexibility for guests, older family members or independent living. A cloakroom/WC completes the ground floor accommodation.

Upstairs the accommodation continues to impress with five well-presented bedrooms arranged around a generous landing. The principal bedroom is particularly spacious and benefits from a dressing room and ensuite bathroom. One further bedroom also enjoys ensuite facilities. The remaining three bedrooms are served by a family bathroom, creating a well-balanced layout well suited to family living. All of the bedrooms are well maintained and feature fitted storage.



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ACCOMMODATION & SPECIFICATION

Superb plot extending to approximately 1.47 acres *Detached house* *Double garage*
Approached via a sweeping in-and-out gravel driveway *Tucked away in a desirable private road*
Six bedrooms *Four bathrooms* *Excellent transport links*
EPC Rating D *Council tax band H*




RESERVED









Outside the property enjoys a superb mature plot extending to approximately 1.47 acres. The gardens are predominantly laid to an expansive sweeping lawn bordered by established trees, creating both privacy and a beautiful natural outlook. Closer to the house there is a terrace ideal for outdoor dining which incorporates an outdoor kitchen and barbecue area, along with a small vegetable garden for those who enjoy growing their own produce. Two large sheds provide additional storage and there is also a detached double garage with electric doors and a separate store room.

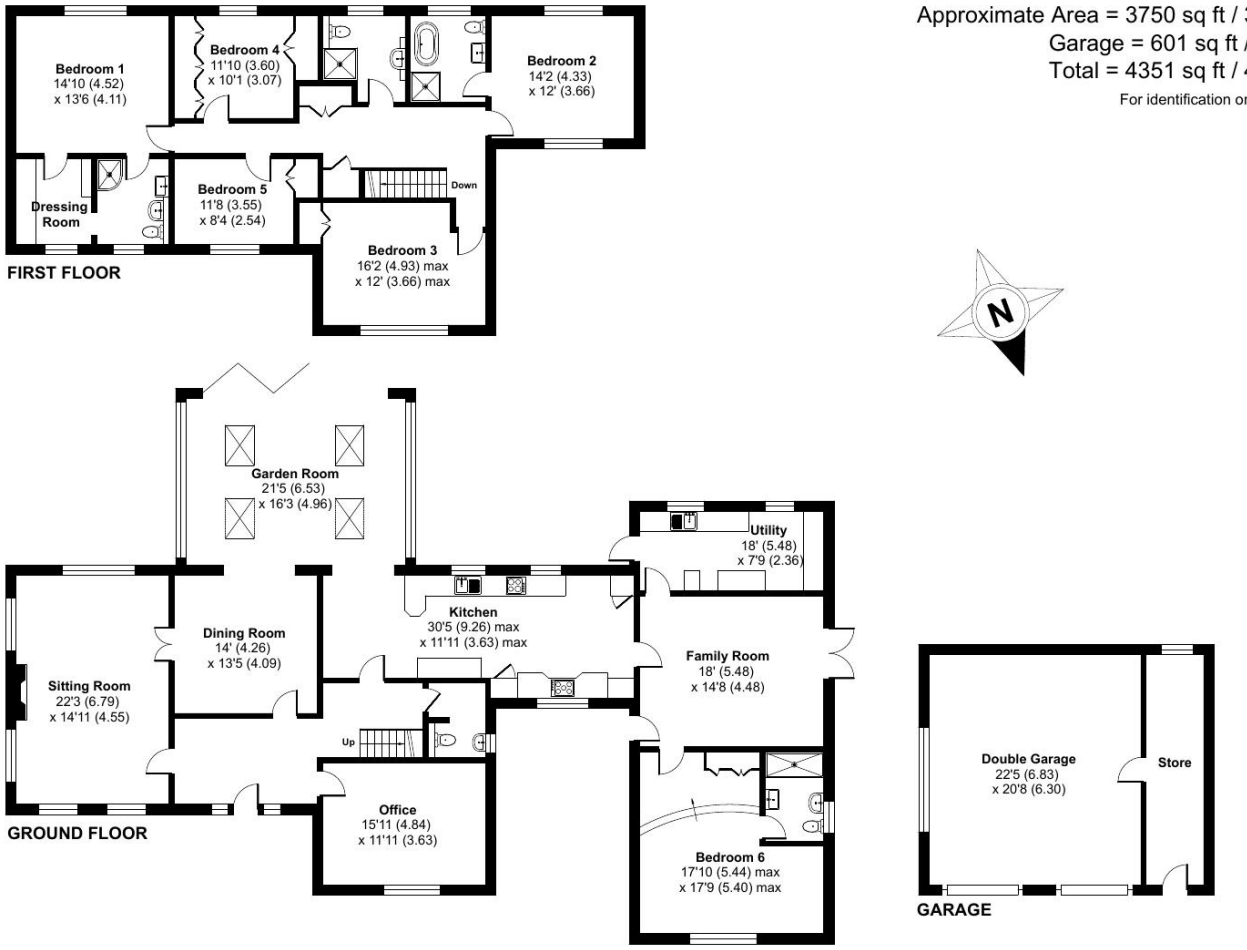
The property is approached via a sweeping in-and-out gravel driveway providing ample parking for numerous vehicles and adding to the sense of arrival and privacy. The property is connected to mains services including water, gas, electricity and drainage.

Church Lane is one of Worplesdon's most desirable residential addresses, offering a peaceful village setting while remaining exceptionally convenient for transport links. Worplesdon mainline station is close by, providing direct services to London Waterloo, while the larger centres of Guildford and Woking are both easily accessible and offer extensive shopping, dining and leisure facilities.

The area is also particularly well regarded for its schooling. with an excellent selection of independent schools such as RGS Guildford, Guildford High School, Tormead, St Catherine's School in Bramley and Cranleigh School, all of which are within comfortable reach.

Church Lane, Worplesdon, Guildford, GU3

Approximate Area = 3750 sq ft / 348.3 sq m
Garage = 601 sq ft / 55.8 sq m
Total = 4351 sq ft / 404.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1430728

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